

### **Additional Commitments Case Z1200006 (2125 Guess Road)**

1. The maximum building height for any building located on the lot at 2125 Guess Road from the ground to the highest point on the building shall be 20 feet.
2. The property at 2125 Guess Road may be used for the following uses as provided in the CN District only:
  - a) Single-family detached residential use,
  - b) Retail sales and service use except payday lenders, drive-through facilities, veterinary clinics, animal hospitals, and kennels,
  - c) Antique shops
  - d) Art, music, dance, photographic studio or gallery uses, or
  - e) Office uses

No other uses shall be allowed.

In the uses permitted, no food or beverages shall be prepared for sale, sold, or served, no fuels, weapons, explosives, or pesticides shall be stored, sold or distributed, and no tobacco products or smoking-related products shall be served, sold, or distributed.

3. Commercial or office uses at 2125 Guess Road shall not be open to the public before 8:00 a.m. or after 7:00 p.m.
4. The maximum number of off-street parking spaces located on the lot at 2125 Guess Road shall be five spaces. The property at 2131 Guess Road shall not be used for any parking serving the property at 2125 Guess Road.
5. Vehicular access to the property at 2125 Guess Road shall be provided by a single driveway.
6. A 4 foot high fence, 16 feet long shall be constructed between 2125 and 2131 Guess Road.
7. Exterior lighting shall be limited to single-bulb lamps mounted at exterior doors and one pole-mounted fixture illuminating the parking area at 2125 Guess Road. The pole mounted fixture shall not exceed seven feet in height. No bulb or burning element shall be visible from any residential property adjacent to either the property at 2125 Guess Road or the property at 2131 Guess Road.
8. In the event that the property at 2125 Guess Road is used for a non-residential use, there shall be no more than one sign located on the property. The sign shall not exceed 32 square feet in display area. The maximum height for said sign shall be eight feet. The sign shall be constructed of wood, brick, stone, or any combination of these materials. The sign shall not be illuminated.
9. No non-residential use shall be made of the property at 2125 Guess Road until the buffers described herein are installed and the commitments listed in this development plan are implemented.